

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, APRIL 11, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED (exc. absence)	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2. PRESENTATIONS

2.1 EDC Director's report on economic development activities for February & March 2019.

- Pelican Plaza – now has a new owner – have contacted them for façade improvements
- Bay Area Design and Landscape – Red Bluff road work truck traffic issues and they are asking for a dedicated turn lane – City has been working with the County and with internal staff to get possible light in that area – Bay Area Design committed to getting drawings done to engineering department
- KIWO – City Council has passed the incentive agreement – they have completed their tank relocation – waiting for them to submit invoices pending reimbursement
- United/Blue Line – United acquired Blue Line Rentals and has pulled out of the site - reconfiguring product mix at current site – new product mix does not fall into line with the zoning – City Staff is working with them for possible relocation
- Autozone demolition – pending within the month - their responsibility to take down building
- Lots of new prospects looking into Seabrook: tea room, barbeque place, breakfast place, coffee roaster, developer looking into Repsdorph Circle

- New Business ribbon cutting: Good Sense Provisions opens in Old Seabrook
- New trend – potential issue in Old Seabrook - real estate prices going up
- Webinar: Revolving Loan Fund – not ideal for Seabrook
- Economic Summit event which was held March 27 – was an outstanding success – lots of networking with developers, brokers, and potential business prospects
- 2100 NASA Bldg. – currently for sale – getting a lot of interest on that location
- Rednews – e-blasts – very successful method of advertising
- Monthly budget spreadsheet

3. NEW BUSINESS

3.1 Consider and take all appropriate action on Mario's Pizza request for extension on project completion date and approve EDC execution of Addendum 2019-3 for extension of completion date.

Mario's representative Andrew Pakkala explained to the board:

- Plan on closing on Easter Sunday
- Maybe move on Monday
- Setup on Tuesday
- Inspection on Wednesday
- Perhaps a soft opening on Thursday
- Right now putting in new pieces of equipment
- Inspector to come by next week for temporary inspection
- Hand rails need to come up outside
- Current project completion date is by April 20
- Request is for one month extension – May 20, 2019

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To approve Addendum 2019-3 for Mario's Pizza request for extension on project completion date.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on the annual Keels and Wheels preview event to be held on Friday, May 3, 2019. This is a budgeted item for the 2018-2019 fiscal year.

No motion needed. Perhaps a future suggestion to host Economic Summit further apart than the Keels and Wheels. Two events so close to each other may hinder attendance. Consider combining the budgets of the two events and maybe making something on a bigger scale.

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96 **4. ROUTINE BUSINESS**
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98 **4.1 Approve minutes of the February 7, 2019 regular EDC meeting. (Patel)**
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100 Motion made by Kevin Ferguson and seconded by Gary Bell.
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102 Motion to approve as presented.
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104 MOTION CARRIED BY UNANIMOUS CONSENT
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106 **4.2 Update on SH 146 expansion.**
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- 108 • Highlight more businesses along SH146
- 109 • Provide more photos of highway expansion
- 110 • Advertise on the progress being made
- 111 • New McDonalds coming along nicely
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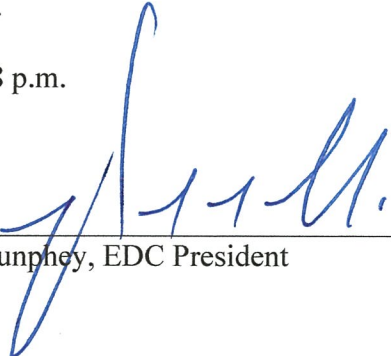
113 **4.3 Establish future meeting dates and agenda items.**
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115 Next meeting scheduled for Thursday, May 9, 2019.
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117 Upon motion duly made, the meeting was adjourned at 7:28 p.m.
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119 APPROVED ON THE 9TH DAY OF MAY 2019.
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122 _____
123 Pat Patel,
124 EDC Administrative Assistant
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Paul Dunphey, EDC President